

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: September 7, 2017

Re: September 13, 2017 Town Board Agenda

Following is a review/analysis of the items listed on the September 13, 2017 Town Board agenda:

PUBLIC HEARINGS:

1. . VISION MAIN STREET

Location: Main Street Corridor in the Town of Clarence

Description/History: Proposed Plan for the future development of Main street corridor.

Proposal: Adoption of the Plan

Comprehensive Plan: Draft Plan is consistent with Clarence 2030.

Reason for Town Board Action: The adoption of Vision Main Street would be made a part of Clarence 2030.

Issues: A public hearing will be required prior to plan adoption.

2. WEST SHORE BREWING COMPANY, 10995 MAIN STREET.

Location: South side of Main Street at Newstead Border.

Description/History: Existing brewery located in the Traditional Neighborhood District.

Proposal: Applicant is seeking a permit for outside dining.

Comprehensive Plan: Area identified within the Clarence Hollow TND and Overlay/

Reason for Town Board Action: Per the Zoning Law the Town Board may consider outside dining requests via a Temporary Conditional Permit.

Issues: Standard outside dining issues include the number of tables/seats, hours of operation and outdoor music.

FORMAL AGENDA ITEMS:

1. KELLY SCHULTZ, 10885 MAIN STREET.

Location: Southeast corner of Main Street and Schurr Road.

Description/History: Existing commercial building located in the Clarence Hollow TND and within the Clarence Hollow Overlay District and Clarence Sewer District #9.

Proposal: Applicant is seeking approvals to renovate the building and create a mixed use development with commercial as well as residential uses.

Comprehensive Plan: The project site is located in the Clarence Hollow TND and subject to design guidelines and within Clarence Sewer District #9.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority for multiple family residential projects via a Special Exception Use Permit.

Issues: First project in under newly adopted code changes. The proposal will meet the standards as recently adopted. Referral to the Planning Board will initiate a formal review of the project.

2. LAMPERELLI CONSTRUCTION, 10900 MAIN STREET.

Location: North side of Main Street opposite Schurr Road.

Description/History: Existing vacant commercial structure located in the Clarence Hollow TND and within the Clarence Hollow Overlay and Clarence Sewer District #9.

Proposal: Applicant is proposing to demolish the existing structure and to develop a new mixed use building on the property that includes multiple family residential units.

Comprehensive Plan: The project site is located in the Clarence Hollow TND and subject to design guidelines and within Clarence Sewer District #9.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority for multiple family residential projects via a Special Exception Use Permit.

Issues: Second project in under newly adopted code changes. The proposal will meet the standards as recently adopted. Referral to the Planning Board will initiate a formal review of the project.

WORK SESSION ITEMS:

1. CLARENCE HOLLOW ASSOCIATION/CLARENCE FARMER'S MARKET

Location: South side of Main Street east of Sawmill Road.

Description/History: Existing public parking area utilized for Farmer's Market and owned by the Town of Clarence.

Proposal: To place a decorative clock identifying Clarence Hollow.

Comprehensive Plan: Area identified within the Clarence Hollow Overlay and within the TND.

Reason for Town Board Action: The Town Board will have final approval authority for permitting the clock on Town owned property.

Issues: The Hollow Association will pay for the installation. Long term maintenance will be the responsibility of the Town.

2. GREGORY AND KATHERINE SCHIMENTI, 5540 SALT ROAD.

Location: West side of Salt Road north of Greiner Road.

Description/History: Existing residential property located in the Agriculture Rural Residential Zone.

Proposal: Applicant is seeking a permit to operate a boarding kennel.

Comprehensive Plan: Area identified in an agricultural classification.

Reason for Town Board Action: Per the Zoning Law the Town Board may consider the use via a Temporary Conditional Permit.

Issues: Noise and waste management.

3. ESSEX GREENS AT WATERFORD, WATERFORD VILLAGE PLANNED UNIT RESIDENTIAL DEVELOPMENT (PURD).

Location: West side of Dana Marie Parkway, north of Roll Road.

Description/History: Previously approved patio home portion (Waterford Greens) of the Waterford PURD. The site plans were previously approved and this phase is now constructed.

Proposal: Applicant has completed construction and is now seeking Final Plat approval to begin selling lots/homes.

Comprehensive Plan: Area identified within the Waterford Village PURD

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority to approve Final Plats and any publicly dedicated infrastructure.

Issues: The Town Engineering Department must approve the final construction to ensure that all details are constructed as approved.

4. ROBERT LAMASTRA/GREAT LAKES MOTORS, 9074 MAIN STREET.

Location: North side of Main Street, between Thompson Road and Shimerville Road.

Description/History: Existing vacant property located in the Commercial Zone.

Proposal: Applicant is seeking approval to construct a new commercial building and utilize the rear of the property for automotive storage, maintenance and detailing.

Comprehensive Plan: Area located in a commercial zone and under future guidelines of the Vision Main street plan.

Reason for Town Board Action: Per the Zoning Law the Town Board has approval authority for automotive uses. Applicant did submit original application prior to current moratorium on automotive uses.

Issues: Lack of public sewer access makes proposed use difficult. Future overlay features identified in Vision Main Street must be met.